



MUNICIPAL SERVICES CENTER

6703 Sullivan Road ♦ Central, Louisiana 70739 ♦ p: 225-262-5000 ♦ f: 225-262-5001

MEMORANDUM

TO: Planning Commission

FROM: Woodrow Muhammad AICP, Planning and Zoning Director

SUBJECT: **SS-10-14 SUBDIVISION OF TRACT 1-B OF THE J.E. ROBERTSON SR. TRACT**

LOCATION This property is located on the west side of McCullough Road between the Old Settlement Lane and Woodrow Kerr intersections located in Sections 24, T5S, R1E, GLD, EBR, LA.

MASTERPLAN LAND USE	Rural/Agriculture
PRESENT ZONING	Rural
LOT ID NUMBER	251630087
ENGINEER/LAND SURVEYOR	Gerald W. Middleton
APPLICANT	George O. Smiley

STAFF COMMENTS

1. **Size** of subject property is approximately 14.4 acres.
2. **Background** The applicant is requesting to subdivide one (1) tract into two (2) and dedicate a private servitude of access for single family residential land use.
3. **Access** Public Road and Private Servitude of Access
4. **Master Plan Statement** The subject property is designated as Rural/Agriculture land use on the "City of Central Master Plan". The proposed use is consistent with the Master Plan.
5. **Planning Commission Staff Recommendation** The Staff recommends to approve the subdivision with the attached review comments.
6. Scheduled for Planning Commission Meeting on **May 22, 2014**.



Woodrow Muhammad - COC

From: Woodrow Muhammad - COC
Sent: Wednesday, April 30, 2014 11:55 AM
To: wfontenot@forteandtablada.com
Subject: SS-10-14 Smiley Comments
Attachments: Markup.pdf

Our comments are as follows:

1. The first 30 feet of the private servitude of access must be constructed of six (6) inches of concrete or asphalt at least twenty (20) feet wide within the thirty (30) foot wide servitude of access (UDC 13.6.J.4)
2. The private servitude of access must be improved to the UDC standards as a minimum prior to approval of the map. A 30' servitude of passage is required, with a 20' road within the servitude which may be constructed of gravel, crushed limestone, or equivalent four (4) inches thick as approved by the Department of Public Works. Show cross section of private servitude of access. (UDC 13.6 I)5.
3. At each entrance to the development, a "Private Road, No Public Maintenance", street name and stop signs will be required by the developer/owner. This will be part of the inspection of the construction of the private servitude of access. (UDC 13.6.J.5).
4. A "T" or "L" turnaround will be required as part of the construction and must be extended to include each lot and/or tract of the proposed development. (UDC 13.2D and 13.6.I.4)
5. Construction plans may be required by DPW.
6. All lots require a minimum of 100 ft. frontage on the servitude. (UDC 14.3.B.1)
7. Building lines should be shown for each lot. Rural zoning requires a 15' front yard setback, an 8' side yard setback, and a 25' rear yard setback. The minimum lot size is 22,500 square feet if without public sewer access or 10,500.
8. The above construction requirements must be constructed and inspected by the Planning Commission staff prior to approval/signature of the map. (UDC 13.6.J). Contact the Planning Commission office for inspection of the private servitude of access after completion. If the servitude meets the above requirements, the map will be recommended for approval.
9. The following note needs to be added to the map: "All lots that use the private servitude of access are jointly responsible for the costs to maintain the entire private road or servitude of access created by the subdivision. Each lot's responsibility shall be pro-rated based upon each lot's frontage on the private servitude of access." (Central Ordinance 2007-03).
10. All submittals must be signed, sealed, and dated by a registered professional engineer or land surveyor.
11. Future land use is Rural/Agriculture
12. Remove 'of' from David Barrow's title.
13. Show limits of Tract 1-b as shown in markup.
14. Add the following addressing Tract 1-B -1 11450 McCullough ; Tract 1-B-2 11430 McCullough Road.

Please revise and resubmit by Monday, May 5, 2014 (2) 11x17s and pdf via email.

Woodrow Muhammad, AICP

Planning & Zoning Director

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City of Central, LA 70739

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